



ORIGINAL PLAT

REPLAT

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	21.03'	25.00'	48° 11' 23"	S26° 37' 55"E
C2	163.81'	50.00'	187° 42' 53"	S83° 36' 20"W
C3	21.03'	25.00'	48° 11' 28"	N13° 50' 38"E

METES AND BOUNDS DESCRIPTION
OF A 3,011 ACRE TRACT LOT 1, BLOCK 2,
AUSTIN'S COLONY, PHASE 18
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 2, AUSTIN'S COLONY, PHASE 18, ACCORDING TO THE PLAT RECORDED IN VOLUME 15270, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE SOUTHEAST LINE OF ARCHER DRIVE MARKING THE NORTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF LOT 1, BLOCK 1, AUSTIN'S COLONY, PHASE 17, ACCORDING TO THE PLAT RECORDED IN VOLUME 14057, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON GPS OBSERVATION AND AS REFLECTED ON THE PLAT OF AUSTIN'S COLONY, PHASE 18);

THENCE: ALONG THE COMMON LINE OF SAID LOT 1, PHASE 18, AND SAID LOT 1, PHASE 17, FOR THE FOLLOWING CALLS:

S 52° 03' 38" E FOR A DISTANCE OF 197.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

S 05° 54' 22" W FOR A DISTANCE OF 77.55 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

S 83° 14' 39" E FOR A DISTANCE OF 17.73 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE WESTERLY LINE OF THE CITY PARK AS REFLECTED ON THE PLAT OF GREENBRIER, PHASE 16, RECORDED IN VOLUME 15652, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1, PHASE 18, AND SAID PARK TRACT FOR THE FOLLOWING CALLS:

S 17° 20' 09" E FOR A DISTANCE OF 37.29 FEET;

S 83° 30' 35" E FOR A DISTANCE OF 31.30 FEET;

N 71° 27' 08" E FOR A DISTANCE OF 28.12 FEET;

S 79° 29' 40" E FOR A DISTANCE OF 38.17 FEET;

S 44° 21' 55" E FOR A DISTANCE OF 25.60 FEET;

S 41° 51' 51" W FOR A DISTANCE OF 77.98 FEET;

S 20° 44' 54" W, AT 31.84 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING A COMMON CORNER OF SAID PARK TRACT AND THE REMAINDER OF A CALLED 333.4 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 1 AND SAID REMAINDER OF 333.4 ACRE TRACT FOR A TOTAL DISTANCE OF 228.80 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: N 50° 43' 36" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND SAID REMAINDER OF 333.4 ACRE TRACT, AT 323.57 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE SOUTH CORNER OF A CALLED 1.914 ACRE COMMON AREA AS REFLECTED ON SAID PLAT OF PHASE 18, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA FOR A TOTAL DISTANCE OF 573.41 FEET TO AN "X" FOUND IN CONCRETE MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 2, BLOCK 2, AUSTIN'S COLONY, PHASE 18;

THENCE: N 39° 42' 04" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 125.00 FEET TO AN "X" FOUND IN CONCRETE ON THE SOUTHWEST LINE OF ARCHER DRIVE MARKING THE EAST CORNER OF SAID LOT 2;

THENCE: ALONG THE SOUTHERLY LINES OF ARCHER DRIVE FOR THE FOLLOWING CALLS:

S 50° 43' 36" E FOR A DISTANCE OF 37.97 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS S 26° 37' 55" E - 20.41 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 187° 42' 53" FOR AN ARC DISTANCE OF 163.81 FEET (CHORD BEARS N 83° 36' 20" E - 99.77 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 28" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS N 13° 50' 38" E - 20.41 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;

N 37° 56' 22" E FOR A DISTANCE OF 101.77 FEET TO THE POINT OF BEGINNING CONTAINING 3,011 ACRES OF LAND AS SURVEYED ON THE GROUND.

- GENERAL NOTES:**
- AVERAGE RESIDENTIAL LOT SIZE 70 X 125-FEET.
 - LOCAL STREETS HAVE A 50-FOOT RIGHT OF WAY WITH 27-FOOT BACK TO BACK HMA/C PAVEMENT.
 - AVERAGE LOT DENSITY IS 1.66 PER ACRE.
 - BEARING SYSTEM HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W AND AS ESTABLISHED FROM GPS OBSERVATION DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A CORRECTION SCALE FACTOR OF 1.00040704 (899) CALCULATED USING GEOD1207.
 - SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 - AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
 - ALL LENGTHS ALONG CURVE ARE CHORD DISTANCES.
 - WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
 - THE ZONING IS PD-H DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON APRIL 22, 2014 WITH ORDINANCE NO 2014.
 - A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0215F, REVISED APRIL 2, 2014.
 - FENCING OR OBJECTS THAT BLOCK STORM FLOW SHALL NOT BE PERMITTED IN THE DRAINAGE EASEMENTS.
 - THE 35-FOOT WIDE EMERGENCY VEHICLE AND PEDESTRIAN ACCESS RIGHT OF WAY; NO PARKED VEHICLES, NO FENCING, NO DRIVEWAYS NOR STRUCTURES OF ANY TYPE CAN BE BUILT IN, BLOCKING OR CONNECTING TO THE ACCESS RIGHT OF WAY.
 - 1/2-INCH IRON RODS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - ALL LOTS SHOWING FLOODPLAIN MAY BE REQUIRED TO HAVE AN ENGINEERED FOUNDATION DESIGN, FLOODPLAIN DEVELOPMENT PERMIT, AND TWO ELEVATION CERTIFICATES PRIOR TO CERTIFICATE OF OCCUPANCY. A FEMA LOMR-F MAY ALSO BE REQUIRED.
 - LOTS WITH FILL SHALL HAVE AN ENGINEER'S SEAL ON THE FOUNDATION DESIGN.
 - ELEVATION CERTIFICATES PREPARED BY A REGISTERED SURVEYOR STATING THAT THE FINISHED FLOOR ELEVATION IS AT OR ABOVE THE MINIMUM ELEVATION AS SHOWN ON THE LOT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS. UPON APPLICATION OF A RESIDENTIAL BUILDING PERMIT FOR HOMES ON LOTS 1R, 2R, AND 5R, A CITY OF BRYAN FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR PERMITTING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I GRANT J. CARRABBA, ASST. VP OF CARRABBA FAMILY LIMITED PARTNERSHIP, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 5807, PAGE 259, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

CARRABBA FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

BY: *Grant J. Carrabba*
GRANT J. CARRABBA, ASST. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT J. CARRABBA, ASST. VP, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF October 2020.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 10th DAY OF November, 2020.

Paul Kaspar
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 10th DAY OF November, 2020.

Martin Zimmermann
CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

REGISTERED PROFESSIONAL LAND SURVEYOR #4502

Filed for Record
Official Public Records Of:
Brazos County Clerk
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COUNTY CLERK BRAZOS COUNTY, TEXAS

Karen McGovern
By: *Michelle Reeder*

SURVEYED BY:
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
TBPLES FIRM NO. 10018500
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

Austin's Colony

APPROVAL OF THE PLANNING AND ZONING COMMISSION
CHAIRMAN OF PLANNING & ZONING COMMISSION

I, *John Paul Kaspar*, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 10th DAY OF November, 2020 AND SAME WAS DULY APPROVED ON THE 10th DAY OF November, 2020 BY SAID COMMISSION.

John Paul Kaspar
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

FINAL PLAT
BLOCK 2 LOTS 1R-5R
AUSTIN'S COLONY PHASE 18
BEING A REPLAT OF
BLOCK 2 LOT 1
AUSTIN'S COLONY PHASE 18
3.011 ACRES
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
Scale 1"=60' OCTOBER 19, 2020

PREPARED BY:
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OWNER & DEVELOPER
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